

1 BILL NO. R-84-07-27

2 DECLARATORY RESOLUTION NO. R-90-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 June 20, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of the Northwest Quarter of
12 Section 26, Township 31 North,
13 Range 12 East, in Allen County,
Indiana, more particularly described
as follows, to-wit:

14 Commencing at the center of said
15 Section 26; thence North on the
16 East line of the Northwest Quarter,
840.6 feet; thence West parallel
17 with the South line of the said
Northwest Quarter 567.05 feet for
18 point of beginning, being the
Southeast corner of the tract herein
19 described; thence North 115.77 feet;
20 thence West parallel with the South
line of the said Northwest Quarter,
21 to the center line of Wells Street
as now established; thence South on
the center line of Wells Street 115
feet, thence East 343.6 feet, to the
22 place of beginning;

23 said property more commonly known as North Wells Street, Fort
24 Wayne, Indiana;

25 WHEREAS, it appears that said petition should be pro-
26 cessed to final determination in accordance with the provisions
27 of said Division 6.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
29 OF THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, subject to the requirements of Section
31 4, below, the property hereinabove described is hereby designated
32 and declared an "Economic Revitalization Area" under I.C. 6-1.1-

1 Page Two

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3 12.1. Said designation shall begin upon the effective date of
4 the Confirming Resolution referred to in Section 3 of this Resolu-
5 tion and shall continue for one (1) year thereafter. Said desig-
6 nation shall terminate at the end of that one-year period.

7 SECTION 2. That upon adoption of this Resolution:

8 (a) Said Resolution shall be filed with the Allen
9 County Assessor;

10 (b) Said Resolution shall be referred to the Committee
11 on Finance and shall also be referred to the De-
12 partment of Economic Development requesting a re-
13 commendation from said department concerning the
14 advisability of designating the above designated
15 area an "Economic Revitalization Area";

16 (c) Common Council shall publish notice in accordance
17 with I.C. 5-3-1 of the adoption and substance of
18 this Resolution and setting this designation as an
19 "Economic Revitalization Area" for public hearing;

20 (d) If this Resolution involves an area that has al-
21 ready been designated an allocation area under
22 I.C. 36-7-14-39, then the Resolution shall be re-
23 ferred to the Fort Wayne Redevelopment Commission
24 and said designation as an "Economic Revitalization
25 Area" shall not be finally approved unless said
26 Commission adopts a resolution approving the peti-
27 tion.

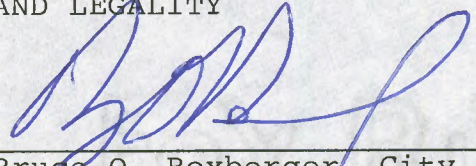
28 SECTION 2. That this Resolution shall be subject to
29 being confirmed, modified and confirmed or rescinded after public
30 hearing and receipt by Common Council of the above described re-
31 commendations and resolution, if applicable.

1 Page Three

2
3 SECTION 4. That this Resolution shall be in full force
4 and effect from and after its passage and any and all necessary
5 approval by the Mayor.

6
7 
8 Councilmember

9 APPROVED AS TO FORM
10 AND LEGALITY

11 
12 Bruce O. Boxberger, City Attorney

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23% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19 _____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta,
seconded by Talarico, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 7-24-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-90-84
on the 24th day of July, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 25th day of July, 1984,
at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of July,
19 84, at the hour of 3:00 o'clock PM .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Miles Distributors, Inc.
2. Owner(s) Michael S. Miles and James Francis
3. Address of Owner(s) Michael S Miles Miles Distributors, Inc.
2525 N. Foundation Dr.
South Bend, Ind 46628
4. Telephone Number of Owner(s) (219) 234-4051
5. Relationship of Applicant to Owner(s) if any Michael S. Miles-President,
Miles Distributors(Leasee)
6. Address of Applicant 2525 N. Foundation Dr.
South Bend, Ind 46628
7. Telephone number of Applicant (219) 234-4051
8. Address of Property Seeking Designation No. Wells St.
9. Legal Description of Property Proposed for Designation (may be attached) Find Attached
10. Townwhip Washington
11. Taxing District Ft. Wayne Washington

12. Current Zoning Commercial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property? Old Block Building- 24'x40'
- b. What is the condition of this structure/these structures? Old and Delapidated
15. Current Assessed Value of Real Estate
- a. Land \$8,400.00
- b. Improvements \$1,600.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$745.72
17. Description of Proposed Improvements to the Real Estate Build 60'x140' Steel and Masonery Building with Tile Front and attractive landscaping. Parking Front and Sides. Ceramic Tile Showroom and Warehouse.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? July-August, 1984
- b. When is completion expected? October-November, 1984
19. Cost of Project (not including land costs) \$160-170,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 6

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? 1 - Management, 2- Sales

1 - Clerical, 2- Warehouse

c. Anticipated time frame for reaching employment level stated above?

4 Right Away, 2 Within One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Stagnated growth and development along this section of Wells St.

Poor condition of this site and adjacent properties.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? INCREASE EMPLOYMENT
~~Increase employment~~

Add to the City tax base. Convert vacant, unused land into an attractive, viable business structure.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Michael S. Miles - \$100,000 Personal Investment - Some from Local Banks.

James Francis- \$100,000 Personal Investment- Land and \$70,000.

I hereby certify that the information and representation on this Application are true and complete.

Michael B. Smith
Signature(s) of Owners

June 18, 1984
Date

James Francis

June 18, 1984

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

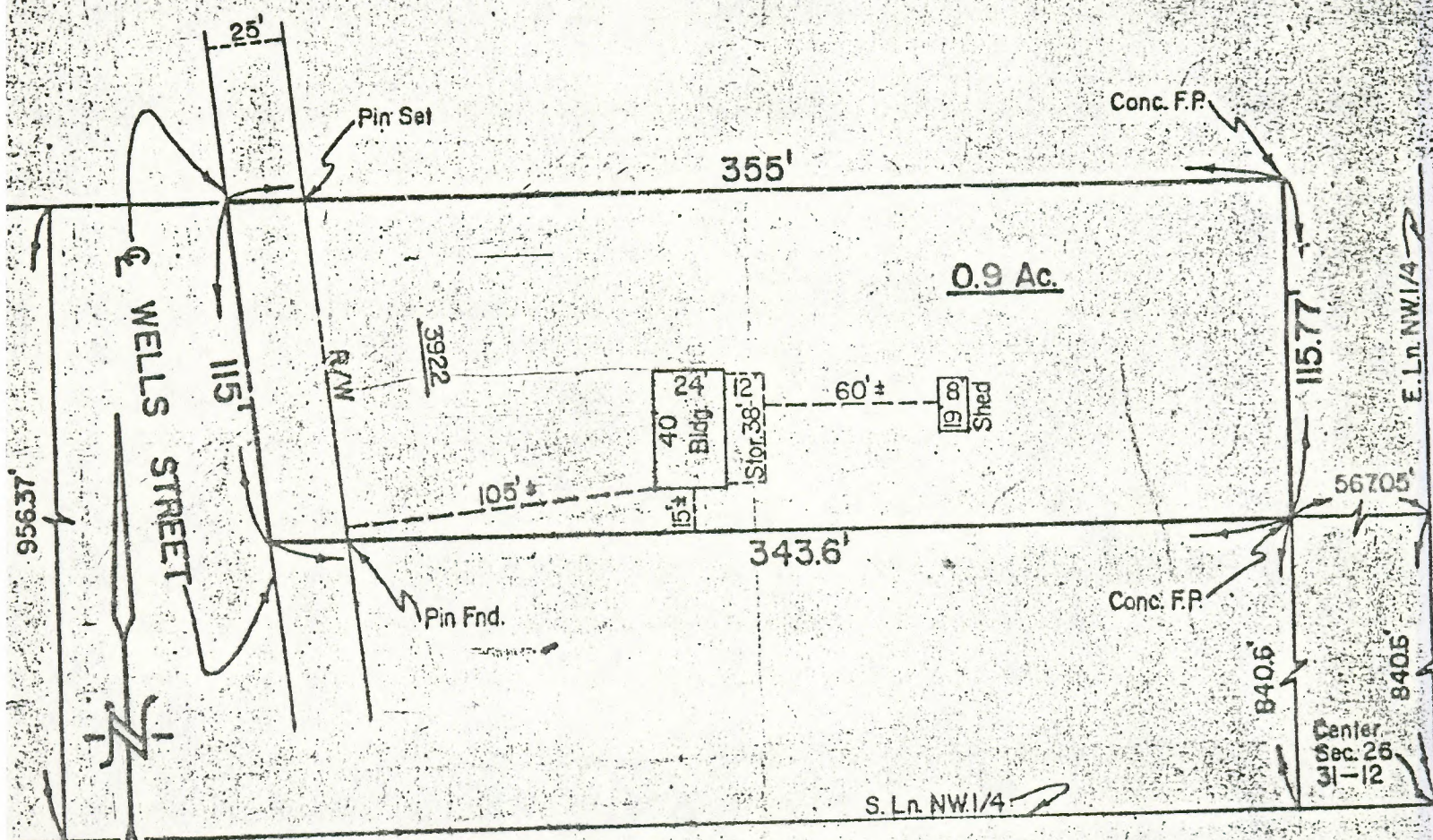
Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

Legal description of real estate. Part of the Northwest Quarter of Section 26, Township 31 North, Range 12 E in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the center of said Section 26; thence North on the East line of the Northwest Quarter, 840.6 feet; thence West parallel with the South line of the said Northwest Quarter 567.05 feet for point of beginning, being the Southeast corner of the tract herein described; thence North 115.77 feet; thence West parallel with the South line of the said Northwest Quarter, to the center line of Wells Street as now established; thence South on the center line of Wells Street 115 feet, thence East 343.6 feet, to the place of beginning.



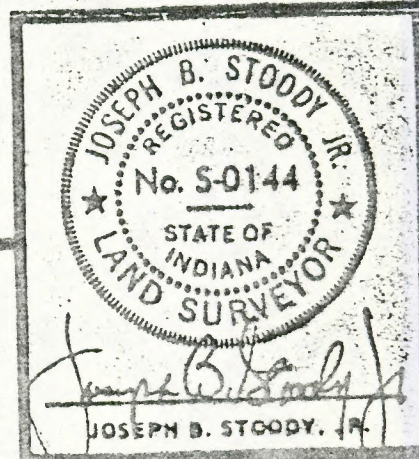
Subject real estate does not lie in a flood hazard area as defined by the Dept. of HUD, FIA Flood Hazard Boundary Maps.

FOR: FRANCES

JOB NO. 6892

DATE March 14, 1984

Scale: 1" = 60'



Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-07-27

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Reivtalization Area" under I.C. 6-1.1-12.1.(North Wells Street - Miles Distributors, Inc.)EFFECT OF PASSAGE Unused land, with a presently old and dilapidated
building, will be turned into a viable business structure, adding
new jobs for the community and add to the City tax base.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$160,000 - \$170,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____